

Kakaako Connection

Vol. 19, No. 4 Jan. 1998

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



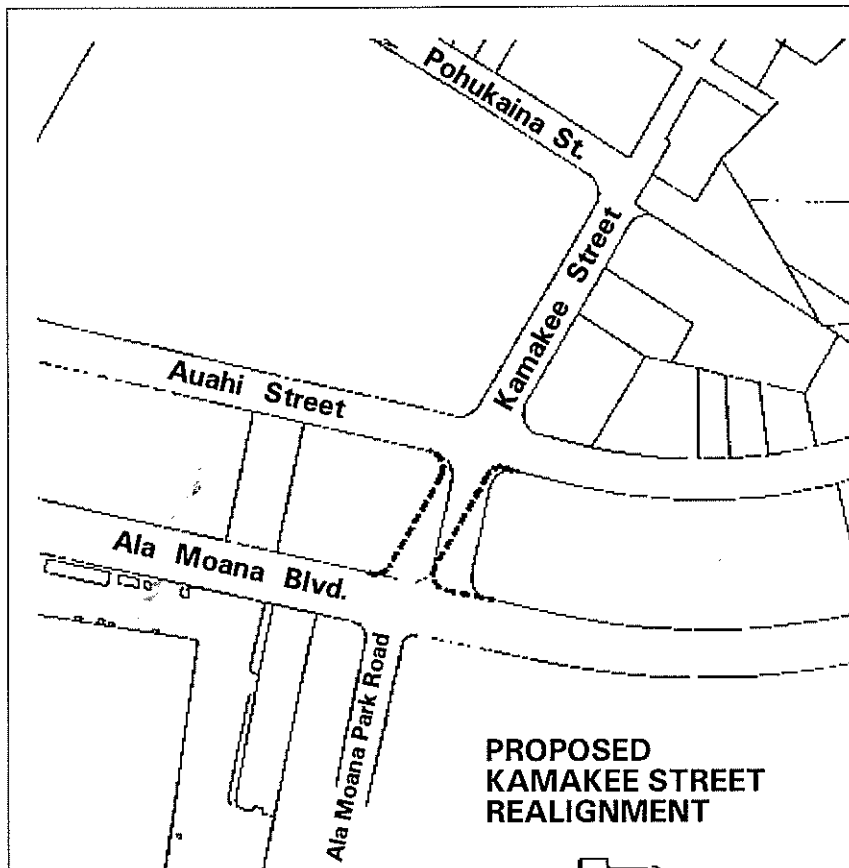
FIRST OF TWO PUBLIC HEARINGS HELD ON PROPOSED IMPROVEMENT DISTRICT 7 PROJECT

Following the first of two scheduled public hearings, the members of the Hawaii Community Development Authority (HCDA) approved the undertaking of the Improvement District 7 (ID-7) Project and adopted amendments that establish the method of cost allocation and property assessments for the project. The ID-7 Project proposes to construct infrastructure improvements on Kamakee Street between Queen Street and Ala Moana Boulevard and extend the drainage system from Ala Moana Boulevard to Kewalo Basin. A second public hearing on the project is tentatively scheduled for June 3, 1998.

As proposed for ID-7, new water, sewer and drainage systems would be installed along the portion of Kamakee Street that is makai of Queen Street. Kamakee Street would be realigned to create a four-way intersection with Ala Moana Park Road. New sidewalks, curbs and gutters would be constructed and the existing overhead utility lines would be moved underground. The estimated cost of ID-7 is approximately \$13.75 million, a cost to be shared by State government, properties within the project area that benefit from the improvements, and the public utility companies.

The first ID-7 public hearing was held on January 14 to gather public testimony on proposed amendments that would establish the ID-7 project and set forth assessments to be charged to properties specially benefiting from the ID-7 improvements. During the hearing, HCDA Engineering Manager Neal Imada said that the ID-7 project would be put out to bid at the end of February and final assessments would be then calculated based on the selected bid. If the Authority approves the project following the second public hearing, construction could start in August 1998. The projected construction period is 18 months.

Representatives of Victoria Ward, Limited and Group 70 International



testified in favor of the ID-7 project. H. Mitchell D'Olier, Victoria Ward Limited President and CEO, said "the project will make important traffic and drainage improvements which will bring significant benefits to the community as a whole. It will also set the stage for Victoria Ward and other affected property owners to do more with their properties and thus create both construction and permanent, on-site jobs for our residents."

Francis Oda, Chair of Group 70 International, told the Authority that the ID-7 Project "represents a logical and systematic implementation" of the overall effort to prepare Kakaako's infrastructure to accept future development. In a written statement, Oda said that the planned new box culvert under Kamakee Street is essential to adequately handle storm drainage for a large part of Kakaako. He also pointed out that the realignment of Kamakee Street would improve traffic circulation and greatly improve the flow of traffic to and from Ala Moana Park, as well as to and from developments along

Continued on Page 4

**Inside
Connection...**

■ **Future Public & Private
Development in Kakaako**
... Page 2

■ **HCDA Planning for Improvements
to Kakaako Waterfront Park**
... Page 3

Future Kakaako Developments

Public and private sector development projects totalling over \$522 million are both under construction and planned for the Kakaako District over the next three years. Following is a summary of these projects.

One Archer Lane

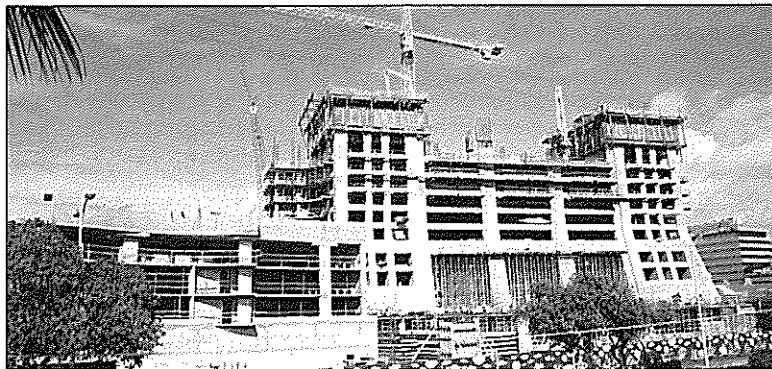
Myers King Street Partners is nearing completion of construction work on its One Archer Lane Project, located on King Street at Archer Lane. This 33-story residential tower will consist of 333,040 square feet of floor area. One Archer Lane includes 331 condominium units above an eight-story podium. The \$66 million project also includes two floors (approximately 26,293 square feet) of industrial space, six levels of parking and a recreation deck. Completion is scheduled for March 1998.



One Archer Lane

Hawaiki Tower

The Nauru Phosphate Royalties (Honolulu) Inc. is constructing the Hawaiki Tower project across from the Ala Moana Shopping Center. Hawaiki Tower, the next phase of the 404 Piikoi Street project, is a 46-story, 427-unit residential and commercial condominium complex. This \$80 million development will include 723,688 square feet of building space, and commercial/retail space at grade level. The project's estimated construction completion date is March 1999.



Hawaiki Tower Construction

The Renaissance at Kapiolani

POSEC Hawaii, Inc. has obtained a development permit to construct The Renaissance at Kapiolani, a senior housing complex across the Neal Blaisdell Center Arena at Kapiolani Boulevard and Ward Avenue. This \$60 million project will include 186 senior housing units in a 15-story residential tower. The tower will contain a floor devoted to administrative and residential amenities and 14 floors of fee simple condominium units. Seventy-eight one-bedroom units and 108 two-bedroom units are planned. As a senior congregate living facility, The Renaissance at Kapiolani will also include a skilled nursing facility with 33 beds to serve the building's residents and a recreation deck.

Children's Discovery Center

Construction is continuing on the Children's Discovery Center (CDC), a new children's museum which will offer interactive exhibits that teach children about culture, science and technology. The CDC is located on the site of the former Kewalo Incinerator on a prime corner of the Kakaako Waterfront Park. Funds are now being raised for the Center's exhibits and start-up operations. Once these are in place, the new facility will be opened to the public.

Rendering of
The Renaissance at Kapiolani

CompUSA

CompUSA Inc., the Dallas-based computer retailer, is constructing a 40,000 square foot, single-story retail store on the 3.32-acre site bordered by Ala Moana Boulevard, South, Keawe and Auahi Streets. This new CompUSA location will be larger than most of the company's mainland superstores, which average about 27,000 square feet in size. The new \$5 million Hawaii outlet is estimated to be completed by mid-1998.

Ala Moana Pump Station Project

The HCDA recently approved a development agreement and 40-year lease with The Weiser Companies, Inc. to transform the historic Ala Moana Pumping Station into a \$2 million complex incorporating a restaurant, microbrewery and open-air market. The developer is proposing to renovating the pump station building at Ala Moana Boulevard and Keawe Street as a 8,000 to 10,000 square foot "Best of Hawaii" restaurant. The restaurant, which will include a bakery, deli, wine cellar and microbrewery, will be surrounded by a 4,000 square foot open-air market featuring fresh produce and plants. The developer expects to start construction by late 1998.

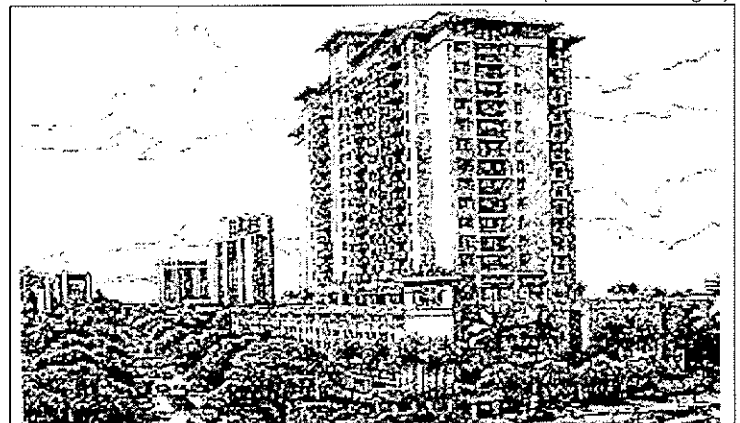
7-Eleven Convenience Store

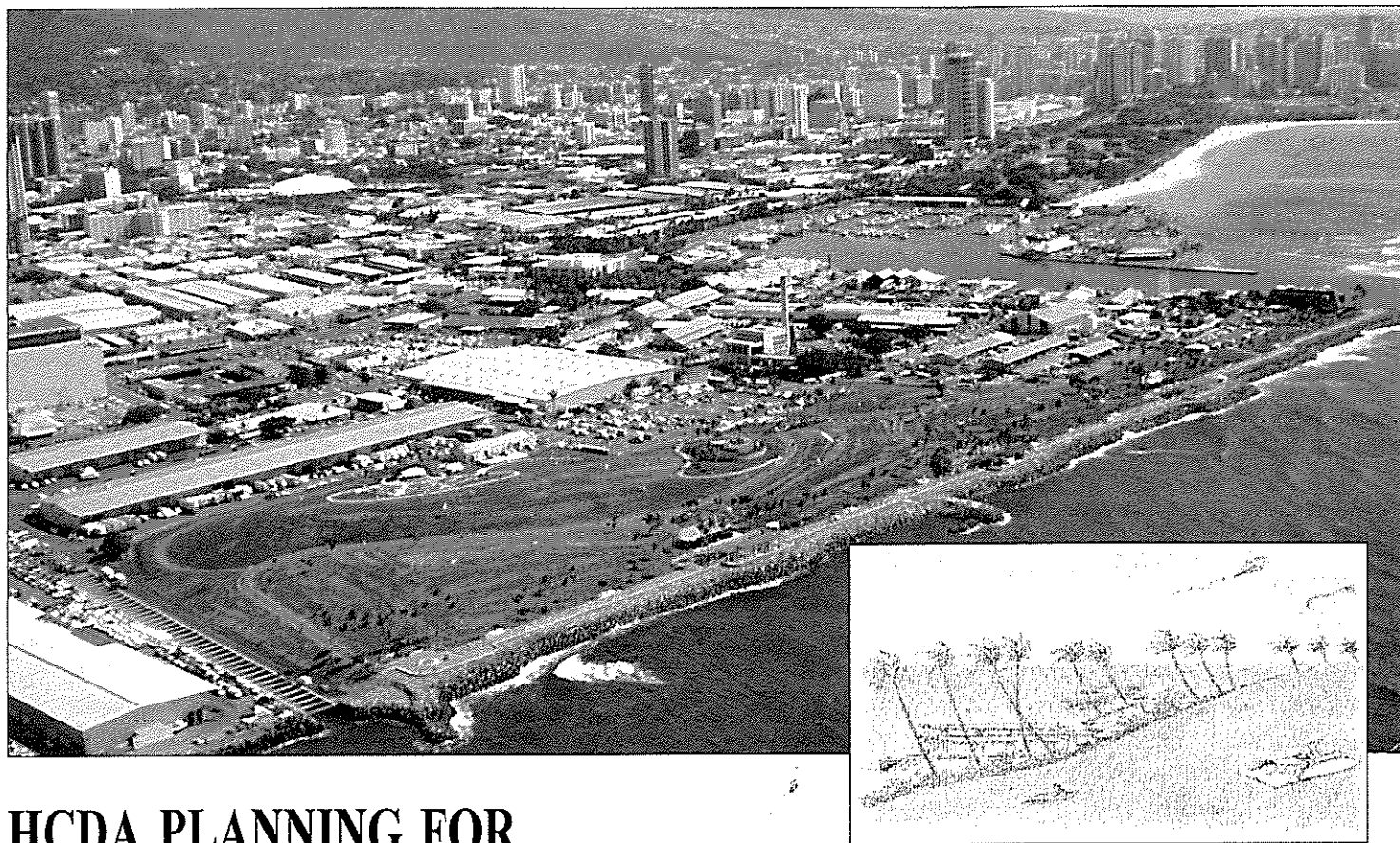
7-Eleven Hawaii, Inc. has begun construction work for a one-story convenience food store on the Diamond Head corner of Ala Moana Boulevard and Queen Street. This project, which will result in 2,307 square feet of commercial floor area, is slated for completion in May 1998.

Kakaako Infrastructure Projects

The HCDA is nearing completion of construction work on the Kakaako Makai Gateway (Improvement District 5). This \$6.7 million project will substantially enhance the roadway and utility systems on Cooke Street—between Ala Moana Boulevard and Ilalo Street—and create an attractive six-acre park that will serve as a visible "gateway" to the Kakaako Waterfront Park. Completion is scheduled for May 1998. The Authority recently held its first

(Continued on Page 4)





HCDA PLANNING FOR IMPROVEMENTS TO KAKAAKO WATERFRONT PARK

Since it was opened in 1992, the State's Kakaako Waterfront Park has been enthusiastically embraced by the people of Hawaii. The Park's 30 acres have drawn the people back to the city's waterfront with its contoured, landscaped hills, scenic waterfront promenade, observation points, and convenient access to popular surfing sites. The creative transformation of a former landfill into the Kakaako Waterfront Park was the first of its kind statewide.

In the months ahead, the Hawaii Community Development Authority (HCDA) will be preparing a new development plan for the Kakaako Waterfront Park to create a public place that generates extraordinary civic pride and serves as a prime cultural and social recreation resource for Hawaii's families and visitors. "The Authority's goal is to create a one-of-a-kind urban park that will become an attraction and resource for the residents of Hawaii," stated HCDA Executive Director Jan Yokota. "The Kakaako Waterfront Park today generally supports passive recreation, with its picnic areas, and promenade along the waterfront. By planning for future improvements to the park, we have an exceptional opportunity to revitalize the waterfront area, establish a unique gathering place, and complement future commercial development on adjacent State-owned lands."

Yokota explained that the Kakaako Waterfront Park could reach its full potential as a great urban park by accommodating new cultural attractions and a broad range of amenities such as water features, works of art, interpretative walks and gardens, a carousel, and innovative children's play areas. The new Children's Discovery Center will be opened

in late 1998, and there are initiatives to add several other major attractions, both within and along the edges of the park. These include a children's theatre, a Hawaiian music and cultural center, and a world-class aquarium. "The HCDA will be looking at the feasibility of these attractions. Nearby, the Kewalo Waterfront is expected to eventually house restaurants, retail, and entertainment venues, as well as to continue a public promenade along the water's edge," Yokota added.

The Authority recently decided to conduct a limited design competition for the park to generate a broad range of new development ideas and an integrated overall plan. Although it is still in the planning stages, the competition would advertise for qualifications of park designers (including landscape architects and architects), who would be asked to submit examples of their work, including design of important public open spaces. Three firms would be selected to prepare a conceptual master plan for the park and a preferred plan would be selected. "The three firms selected will preferably represent a broad range of experience and approaches to the project, and they will be expected to be familiar with the lifestyle and context of Hawaii," Yokota said.

NEW KAKAAKO PROJECTS

(Continued from Page 2)

public hearing for the \$13.7 million Kamakee Street realignment and improvements project (Improvement District 7). (See page 1 for a description of ID-7.) The HCDA is proceeding with the design of construction plans for the proposed \$40 million Kakaako Makai Road Improvements, which would entail new roadway and infrastructure improvements to Kakaako's Makai Area by extending Ward Avenue to Ilalo Street, widening Ilalo Street and creating new extensions to Punchbowl and South Streets. This project could also include improvements to Ahui Street, between Ilalo and Olomehani Streets. The HCDA anticipates starting construction on this multi-phased project in mid-1998.

Other Significant Proposed Projects

Servco/Lexus Showroom

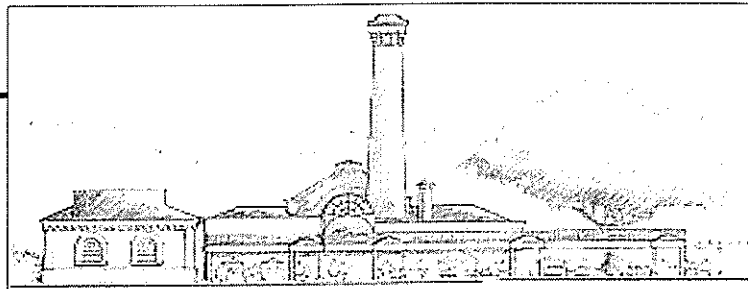
Servco Pacific, Inc. is proposing the development of a 22,321-square-foot commercial/industrial complex at the Mauka/Ewa corner of Kapiolani Boulevard and Cooke Street. This \$3 million project would accommodate a new Lexus car dealership and sales and service facility.

Pohukaina Mixed-Use Project

The HCDA is preparing a feasibility study for a school/park/housing project at the former Pohukaina School site. The proposed program for this project would include a new elementary school, an affordable housing tower, a community park, and parking facilities for the 6.8 acre site bounded by Halekauwila, Cooke, Pohukaina and Keawe Streets. Recognizing the needs for affordable rental housing and a new elementary school in Kakaako, it has been determined that a mixed-use development incorporating these elements, along with improvements to the adjacent Mother Waldron Park, could yield significant public benefits.

Victoria Ward Mall

In late 1997, Victoria Ward Ltd. and the Simon DeBartolo Group announced their plans to develop a new \$200 million shopping complex across Kewalo Basin in an area generally



Rendering of Ala Moana Pump Station Project

bound by Ward Avenue, Ala Moana Boulevard, Queen and Kamakee Streets. As planned, the 800,000 square foot shopping mall would be Hawaii's third largest retail center with space for about 80 tenants. Saks Fifth Avenue, FAO Schwarz, and Rainforest Cafe were publicized as the center's anchor tenants. The developers are projecting an opening for the complex in 2001.

PROPOSED IMPROVEMENT DISTRICT 7

(Continued from Page 1)

the Mauka side of Ala Moana Boulevard.

The Authority also received a petition with about 100 signatures from the members of the 1133 Waimanu Street Association of Apartment Owners. The petitioners objected to any assessments that would be levied against owners of the 1133 Waimanu Street condominium that would primarily benefit large landowners and asked the HCDA to meet with the apartment owners to discuss the ID-7 project. Neal Imada explained that owners of the condominiums would be assessed because they would be served by the drainage system improvements proposed for the ID-7 Project. He said that HCDA staff would meet with the 1133 Waimanu Street Association members to discuss the proposed project and assessments.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

HCDA does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. HCDA does not discriminate on the basis of disability in its hiring or employment practices.

Individuals who need auxiliary aids for effective communication are invited to make their needs and preferences known to the ADA Compliance Coordinators at least 5 working days prior to the date required.

Questions, concerns, complaints, or requests for additional information may be forwarded to Mark Tiwanak, HCDA's ADA Compliance Coordinator, at 587-2870 or at HCDA's office address: 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

THE KAKAAKO CONNECTION

is a publication produced by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Benjamin J. Cayetano
Governor

Lynne Waters
Chair

Members

Earl Anzai

Sam Callejo

Kazu Hayashida

Michael K. Kawaharada

Patrick Kubota

Lori Ann Lum

Gary Mijo

G.A. "Red" Morris

Seiji Naya

James K. Tsugawa

Jan S. Yokota
Executive Director



HAWAII COMMUNITY DEVELOPMENT AUTHORITY
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 599-2613
e mail: hcda@gte.net
<http://www.hawaii.gov/hcda>

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 1223